

# 2.5 ACRES AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

SWC Recker Rd & Pecos Rd | Gilbert, AZ



## PROPERTY HIGHLIGHTS

- 5 minutes to San Tan Village, ASU Polytechnic and the Loop-202 onramp
- Only commercial land site at the intersection
- 4,600 additional homes planned or under construction within the Cooley Station & Somerset master planned communities
- Pecos Road fully improved from subject through Power Road

## TRAFFIC COUNTS

N: ±10,005 VPD (NB & SB)

S: N/A

E: ±19,757 VPD (EB & WB)

W: ±26,939 VPD (EB & WB)

ADOT 2018



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Total Population	15,728	90,027	203,453
2024 Total Population	17,558	101,099	230,222
2019 Median HH Income	\$100,545	\$93,168	\$100,942

ESRI 2019 Estimates

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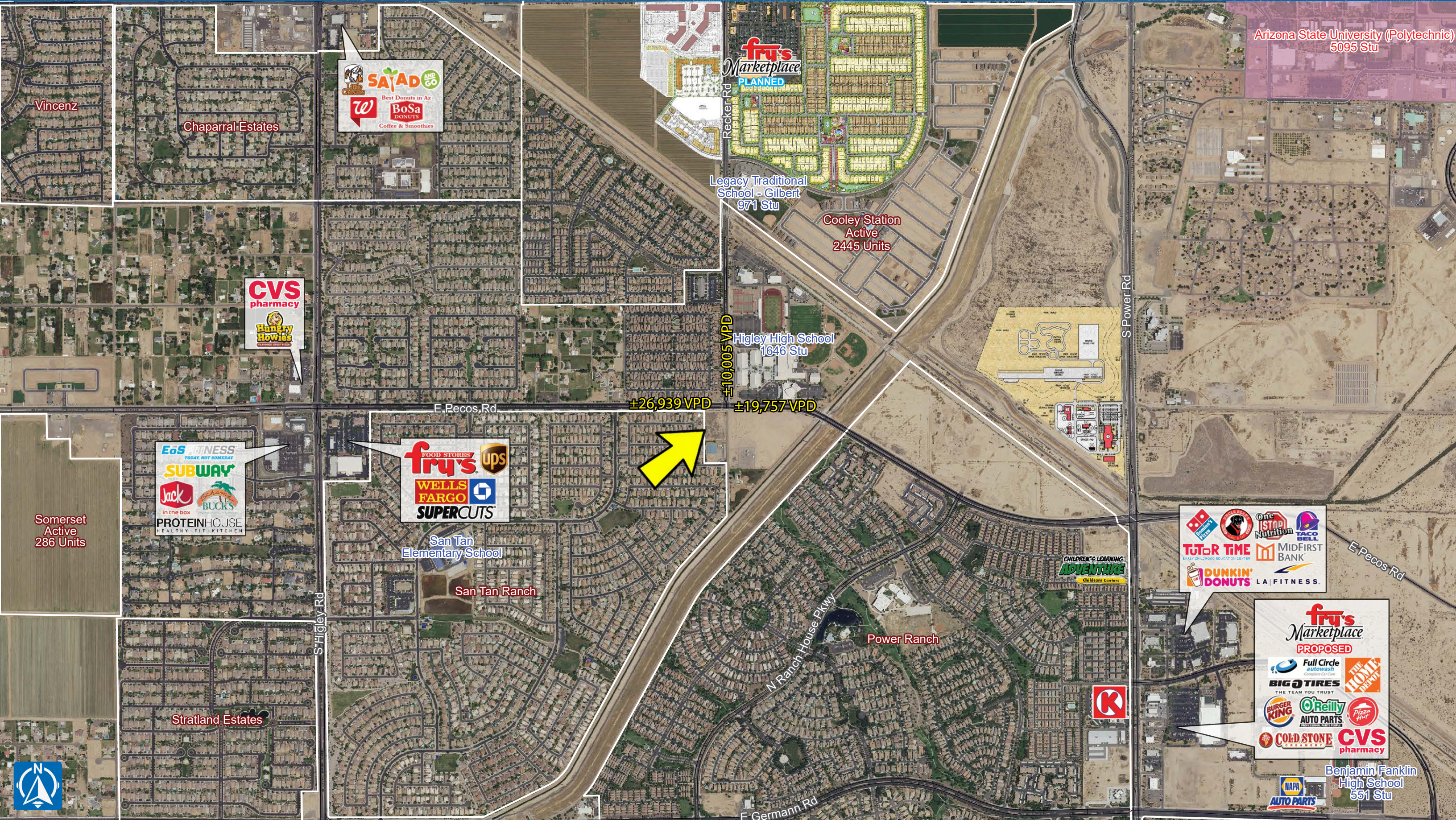
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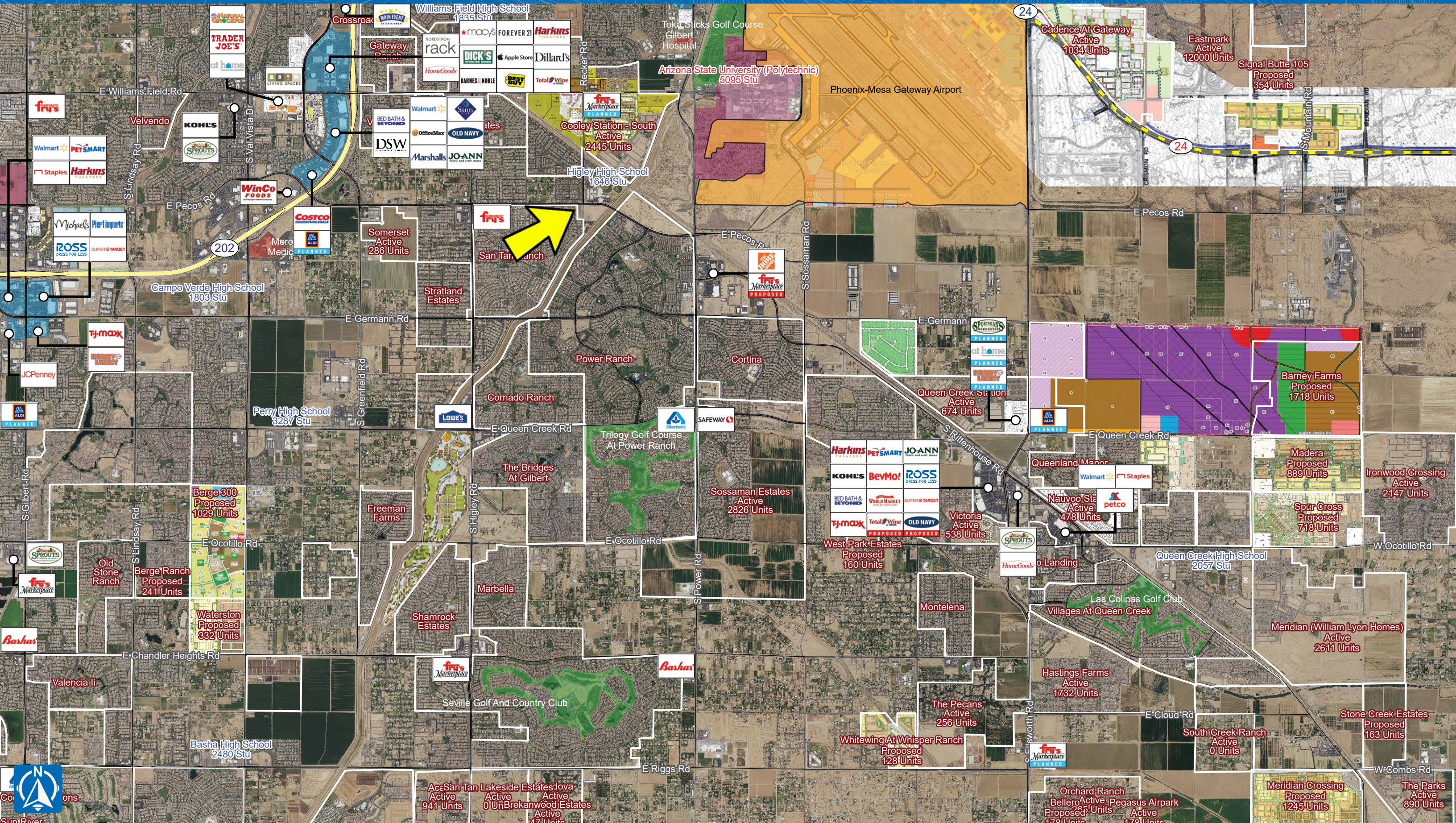
# Recker Rd & Pecos Rd

## GILBERT, AZ



# Recker Rd & Pecos Rd

## GILBERT, AZ





## One Page Summary

Recker Rd & Pecos Rd, Gilbert  
-111.703730075 33.2926480030001  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop

Latitude: 33.292648  
Longitude: -111.70373

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	458	5,865	37,647
2010 Total Population	12,319	65,765	144,572
2019 Total Population	15,728	90,027	203,453
2019 Group Quarters	7	395	521
2024 Total Population	17,558	101,099	230,222
2019-2024 Annual Rate	2.23%	2.35%	2.50%
2019 Total Daytime Population	9,410	73,698	157,958
Workers	1,782	26,636	51,947
Residents	7,628	47,062	106,011
<b>Household Summary</b>			
2000 Households	136	1,837	11,423
2000 Average Household Size	3.37	3.16	3.29
2010 Households	3,825	21,709	45,636
2010 Average Household Size	3.22	3.01	3.16
2019 Households	4,934	30,063	63,701
2019 Average Household Size	3.19	2.98	3.19
2024 Households	5,507	33,817	71,891
2024 Average Household Size	3.19	2.98	3.20
2019-2024 Annual Rate	2.22%	2.38%	2.45%
2010 Families	3,064	16,693	36,805
2010 Average Family Size	3.56	3.43	3.51
2019 Families	3,889	22,646	50,770
2019 Average Family Size	3.55	3.42	3.56
2024 Families	4,320	25,338	57,120
2023 Average Family Size	3.56	3.42	3.58
2019-2024 Annual Rate	2.12%	2.27%	2.38%
<b>Housing Unit Summary</b>			
2019 Housing Units	5,152	32,018	66,817
Owner Occupied Housing Units	74.9%	71.8%	76.1%
Renter Occupied Housing Units	20.9%	22.1%	19.3%
Vacant Housing Units	4.2%	6.1%	4.7%
<b>Median Household Income</b>			
2019	\$100,545	\$93,168	\$100,942
2024	\$110,723	\$104,863	\$109,335
<b>Median Home Value</b>			
2019	\$278,789	\$306,556	\$338,700
2024	\$301,618	\$340,713	\$365,855
<b>Average Income Value</b>			
Average Household Income	\$113,057	\$111,579	\$119,830
<b>Per Capita Income</b>			
2019	\$36,116	\$37,242	\$37,773
2024	\$43,302	\$43,359	\$43,299
<b>Median Age</b>			
2019	30.7	32.2	32.5
<b>2019 Population 25+ by Educational Attainment</b>			
Total	9,096	54,178	122,236
Less than 9th Grade	1.6%	1.6%	1.5%
9th - 12th Grade, No Diploma	1.3%	1.7%	2.4%
High School Graduate	13.3%	13.1%	13.4%
GED/Alternative Credential	2.2%	2.0%	2.2%
Some College, No Degree	23.4%	25.1%	25.3%
Associate Degree	11.2%	10.8%	10.3%
Bachelor's Degree	32.1%	31.4%	29.6%
Graduate/Professional Degree	15.0%	14.4%	15.4%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

September 12, 2019

Made with Esri Business Analyst